



# CITY COUNCIL SUBCOMMITTEE ON SUSTAINABLE DEVELOPMENT NOTICE & AGENDA

Wednesday, February 1, 2012

5:00 P.M.

Ironwood Conference Room

MUNICIPAL OFFICE COMPLEX  
8401 W. MONROE STREET  
PEORIA, AZ 85345

CITY COUNCIL SUBCOMMITTEE  
ON SUSTAINABLE  
DEVELOPMENT:

Chairperson

Cathy Carlat, Councilmember  
Mesquite District

Members

Dave Pearson, Councilmember  
Palo Verde District

Tony Rivero, Councilmember  
Acacia District

Staff Liaison

Susan Daluddung  
Deputy City Manager

Liaison City Attorney's Office

Steve Burg

***Accommodations for Individuals with Disabilities.*** Alternative format materials, sign language interpretation, assistive listening devices or interpretation in languages other than English are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Room 150, Peoria, Arizona 85345 (623)773-7340, TDD (623)773-7221, or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request.

**CONVENE:  
ROLL CALL:**

**FINAL CALL TO SUBMIT SPEAKER REQUEST FORMS:**

## CONSENT AGENDA

**CONSENT AGENDA:** All items listed with "C" are considered to be routine or have been previously reviewed by the City Council Subcommittee on Sustainable Development and will be enacted by one motion. There will be no separate discussion of these items unless a City Council Subcommittee member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

### **CONSENT – New Business:**

**1C Minutes:**

Discussion and possible action to approve the minutes of January 4, 2012.

## REGULAR AGENDA

### **NEW BUSINESS:**

**2R Open Space Preservation Program**

Review and discuss the draft Open Space Preservation Program and accompanying GIS-based decision support system with possible action to make a recommendation to the entire City Council.

**NOTE: *Per Council Policy 1-10, no policy item will come forward unless submitted on the Subcommittee Agenda Item Request Form.***

**CALL TO THE PUBLIC: (Non-Agenda Items)**

Your comments pertaining to the City Council Subcommittee on Sustainable Development business are welcome. However, if you wish to address the, City Council Subcommittee on Sustainable Development please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. City Council Subcommittees are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

**REPORTS FROM STAFF:**

**ADJOURNMENT**

**NOTES:**

Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the City Council Subcommittee Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

In addition to the Subcommittee members noted above, one or more members of the Peoria City Council may be present to observe the City Council Subcommittee meeting as noticed on this agenda.

**CITY COUNCIL SUBCOMMITTEE ON  
SUSTAINABLE DEVELOPMENT  
CITY OF PEORIA, ARIZONA  
Pine Conference Room  
January 4, 2012**

A meeting of the City **Council Subcommittee on Sustainable Development** for the City of Peoria, Arizona was convened by Chairperson Carlat in open and public session at 8401 West Monroe, Peoria, Arizona, on January 04, 2012 at 5:00 p.m.

**Members Present:** Chairperson Cathy Carlat, Councilmember Dave Pearson, and Councilmember Tony Rivero.

**Members Absent:** None.

**Staff Present:** Carl Swenson, City Manager; Susan J. Daluddung, Deputy City Manager; Steve Burg, Chief Assistant City Attorney; Chris Jacques, Planning & Development Director; Tami Overton, Executive Assistant; and Briana Decker, Council Assistant.

**Audience:** Approximately seven members of the public were present.

***NOTE: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.***

**CONSENT AGENDA:** All items listed with "C" are considered to be routine or have been previously reviewed by the City Council Subcommittee on Sustainable Development and will be enacted by one motion. There will be no separate discussion of these items unless a City Council Subcommittee member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

**CONSENT – New Business:**

**1C MINUTES:**

Motion was made by Councilmember Rivero, seconded by Councilmember Pearson, to approve the Subcommittee minutes from the December 7, 2011 meeting. Upon vote, the motion carried unanimously 3 to 0.

## REGULAR AGENDA

### NEW BUSINESS:

#### **2R Old Town Entertainment District Designation**

Discussion ensued regarding the proposed designation of an undefined area around Old Town as an Entertainment District pursuant to Arizona Revised Statutes.

Hank Fields addressed the City Council Subcommittee regarding the continued focus of retail within the area, restrictions of the type and number of approved liquor licenses, criteria for new businesses, restrictions of a church implementing a future day care facility, and the existing renovation plans for downtown Peoria. Mr. Fields' personal beliefs do not coincide with an establishment centered on the distribution of liquor, but understands the business perspectives to do so. Mr. Fields would like to ensure that limitations are set to help control an abundance of liquor businesses coming to the area.

Thomas Gyder addressed the City Council Subcommittee regarding the integration of liquor establishments within the downtown area. Mr. Gyder understands that a mix of uses has been discussed for some time within the area, and encourages the establishment of an entertainment district as a means to enable the City to maintain local control of the licenses.

Gary Bovin addressed the City Council Subcommittee regarding the integration of liquor establishments within the downtown area. Mr. Bovin's personal beliefs do not coincide with an establishment centered on the distribution of liquor; but is looking at this proposition from a neutral standpoint.

Eva Osuna addressed the City Council Subcommittee regarding the integration of liquor establishments within the downtown area. Ms. Osuna sees the clientele in the areas as primarily families and believes that family services should remain as the key focus of the area. Ms. Osuna suggested the distribution of food at the sites to ensure that they appeal to all ages.

The Council Subcommittee on Sustainable Development advised staff to include criteria that addresses an appropriate balance of services and uses in the area. Chairman Carlat and Councilmember Rivero agreed with the staff proposed recommendation. However, Councilmember Pearson wished to withhold judgment on the staff recommendation at this time pending the presentation and consideration of criteria addressing the concerns noted at the meeting regarding protections against an overconcentration of liquor establishments in the area. Decision of the Council Subcommittee on Sustainable Development was to forward the Old Town Entertainment District Designation to the January 17, 2012 Regular City Council Meeting, without recommendation, for consideration.

**Reports from Staff Report:**

None

**Reports from Council Subcommittee:**

None

**ADJOURNMENT:**

There being no further business to come before the City Council Subcommittee, the meeting was duly adjourned at 6:06 p.m.

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Cathy Carlat, Chairperson

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Briana Decker, Council Assistant

**STAFF - COUNCIL SUBCOMMITTEE  
COMMUNICATION**

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**DATE:** January 24, 2012  
**TO:** Carl Swenson, City Manager  
**FROM:** Chris M. Jacques, AICP, Planning Director  
**THROUGH:** Susan J. Daluddung, AICP, Deputy City Manager  
**SUBJECT:** Draft Open Space Preservation Program

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**Background:**

***Presentation***

Staff from the Planning & Community Development and its consultant AECOM, will outline and lead a discussion on the *Draft* Open Space Preservation Program and the accompanying GIS-based Open Space Decision Support System (OSDSS). Staff is seeking input and guidance on the vision, program/model elements and the stakeholder engagement process. Staff has included an Exhibit summarizing key elements of the OSDSS.

***Introduction***

In alignment with the City Council policy goal to “*preserve our natural environment*” and supporting policy directives from the Peoria General Plan, staff has been working on an implementation program to identify key areas for special consideration. The program under development intends to build a convincing case for the identification of priority open space areas including strategies to help protect, conserve, or acquire these special areas. The program will need to be balanced against the respect for property rights of individual land owners who currently own some of the more unique natural features within the City’s Planning Area.

To facilitate the identification of priority areas, the preservation program includes a GIS-based Open Space Decision Support System (OSDSS). This system enables the classification of lands according to environmental, cultural and developmental attributes. The OSDSS provides a mechanism to identify areas that merit special consideration for protection, conservation, or acquisition.

The next step in the development of the program and further refinement in the OSDSS is to lead an agency stakeholder engagement process. The agencies will include the Arizona State Land Department, BLM, Maricopa County Parks Department, Arizona Game and Fish Department and others. The process will

## STAFF - COUNCIL SUBCOMMITTEE COMMUNICATION

help to ensure that the program and model is in alignment with the goals and strategies of these other agencies, along with garnering support for the program. Upon the completion of Subcommittee deliberation and input and the collection of feedback from stakeholder agencies, staff plans to present the draft program to the full City Council at a future Study Session. Thereafter, staff will start a public engagement process to garner support and to ensure that program elements are in alignment with community values. This process will also include public input sessions before the Parks and Recreation Board and the Planning and Zoning Commission.

### Previous Actions:

No previous actions have been taken on the *Draft* Open Space Preservation Program.

### Options:

- A: Review and provide input and guidance on the program vision, OSDSS model and our approach on policy priorities and accompanying stakeholder engagement process for the continued development of the program; and recommend that this item be considered by the full City Council at a future Study Session; or
- B: Continue this item to another Sustainable Development Subcommittee meetings to considers additional information as directed.

### Staff's Recommendation:

Staff recommends that the Council Subcommittee on Sustainable Development:

- Review and provide input and guidance on the program vision, OSDSS model and our approach on policy priorities and accompanying stakeholder engagement process for the continued development of the program.
- Recommend that this item be considered by the full City Council at a future Study Session.

### Fiscal Analysis:

The presentation and stakeholder engagement process will not generate any direct budgetary impacts.

### Exhibit(s):

Open Space Preservation Program Executive Summary

**STAFF - COUNCIL SUBCOMMITTEE  
COMMUNICATION**

**Contact Name and Number:**

Shawn Kreuzwiesner, Engineering Planning Manager (623) 773-7643

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**City Manager's Office Use:**

Date of receipt: 2 nov 11 / updated 26 Jan 12

Policy issue: Yes  No  If denied, explain \_\_\_\_\_

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Subcommittee assignment: Sustainability

Transferred to Subcommittee Staff Liaison on:

Subcommittee agenda date:

Subcommittee Action:

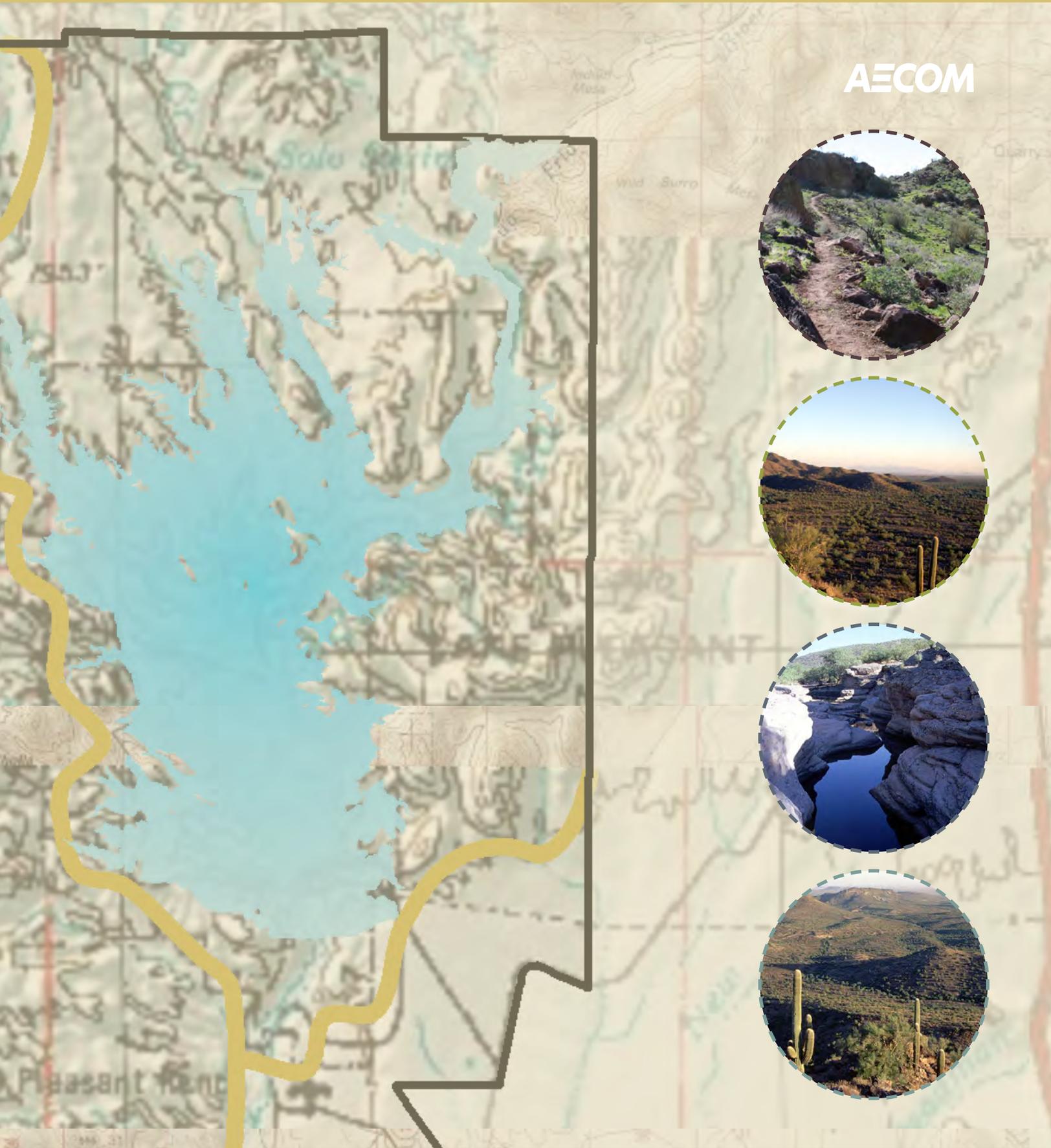
No further action

Study session referral

Regular agenda referral

City Manager referral

Tracking # 26



CITY OF PEORIA, ARIZONA

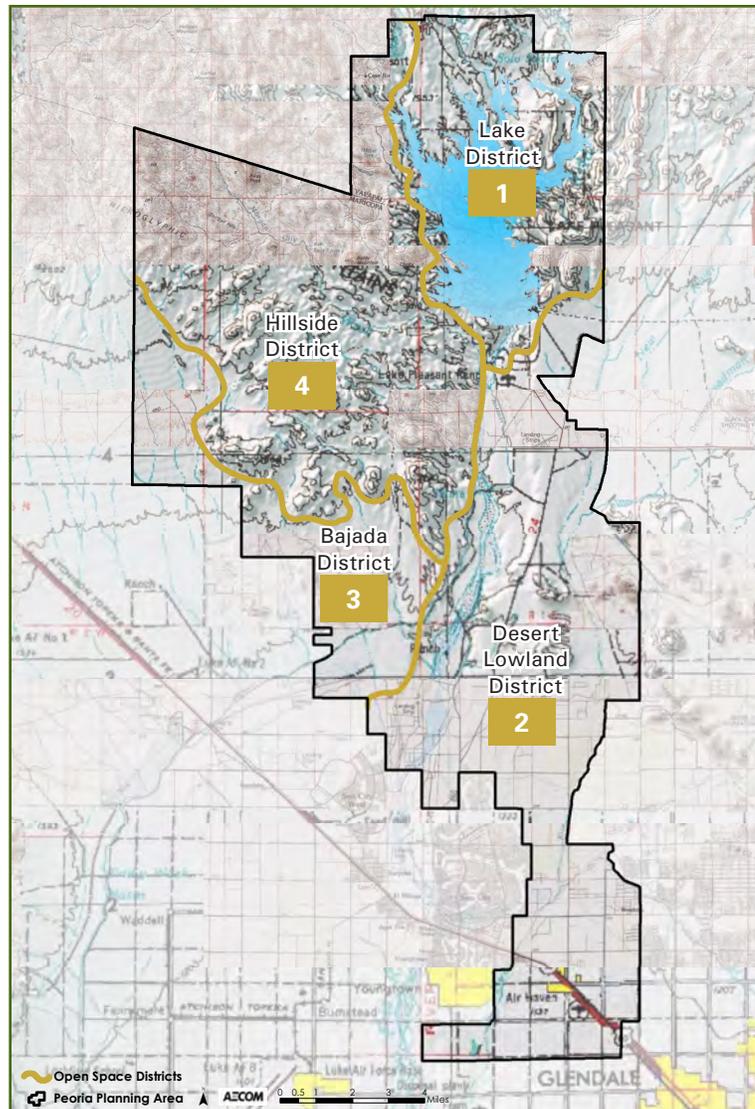
# OPEN SPACE PRESERVATION PROGRAM

# WHAT IS THE PEORIA OPEN SPACE PRESERVATION PROGRAM

## KEY ELEMENTS OF THE VISION FOR THE PEORIA OPEN SPACE PRESERVATION PROGRAM:

- Identify ecologically and historically significant land
- Provide abundant, high quality recreational opportunities
- Create an extensive open space network for future generations to enjoy
- Prioritize desirable open space properties for acquisition

Peoria, Arizona is distinctive from the standpoint that within Maricopa County, there are few other places with such a variety of landscape, cultural features and habitat. Two major rivers flow through the northern portions of the City, one connecting the largest lake in the Western portion of the County. The Lake, located in the foothills of the Hieroglyphic Mountains is surrounded by some of the last vestiges of the Sonoran Desert in the metropolitan area. The Sonoran Desert is one of the most beautiful, unique and fragile environments on the planet. Although one of the hottest deserts in North American desert, it receives enough rainfall to support a diverse and lush environment. The desert is dominated by the Saguaro Cactus (*Carnegiea gigantea*) which is found in limited areas of Arizona and Mexico. The area between the two rivers is considered by many to be among the richest reserves of cultural sites. Considering the area's unique ecology and biodiversity, the significance of the cultural sites, and the beauty of its viewsheds, the City of Peoria is determined to preserve and manage the best of the character through the Peoria Open Space Open Space Preservation Program.



The Peoria Open Space Preservation Program is comprised of four priority districts based on landform, resource and topographical features. They include:

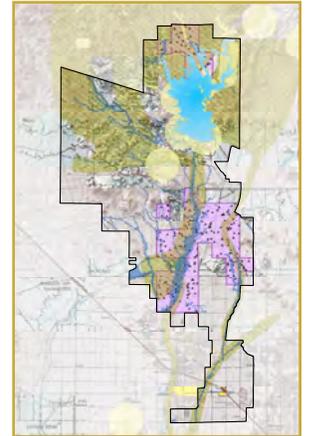
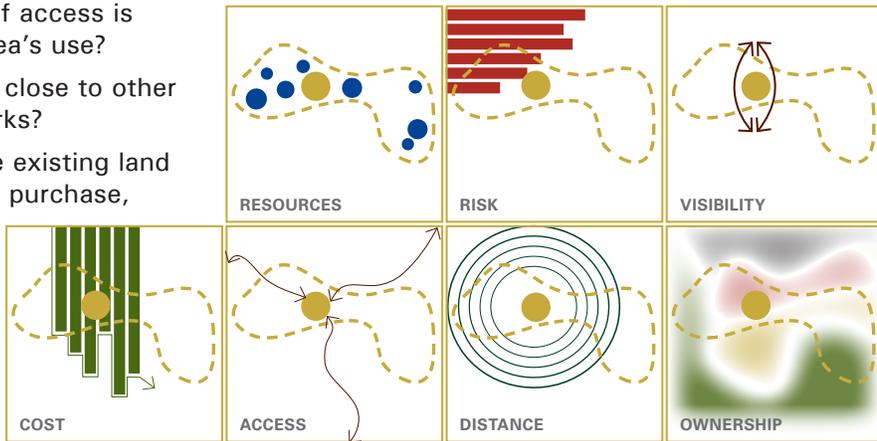
- 1 Lake District:** Lake District refers to the area surrounding Lake Pleasant, the largest Lake in the Phoenix metropolitan area. Lake Pleasant Park encompasses the majority of land in this district and provides a variety of recreational opportunities.
- 2 Desert Lowland District:** The Desert Lowland District is characterized by flat terrain with rocky mountainous outcrops and sinuous tributary washes. Significant to the Floodplain District is the Palo Verde cultural site, which has been recently added to the National Register of Historic Places.
- 3 Bajada District:** The Bajada District is characterized by fan-shaped debris flows. When neighboring alluvial fans coalesce along a mountain front, the resulting landform is a bajada.
- 4 Hillside District:** The Hillside District encompasses the foothills that run adjacent to the Bajada District. This District is distinguished by prominently mountainous terrain.

The Peoria Open Space Decision Support System (OSDSS) identifies and prioritizes areas that merit special consideration for protection to achieve the vision and goals of open space preservation. The goal of the Peoria Open Space Preservation Program is to protect natural and cultural resources while balancing future growth and recreational needs. The purpose of the OSDSS is to provide the City a mechanism to update open space prioritization and criteria over time to meet the changing needs of the City.

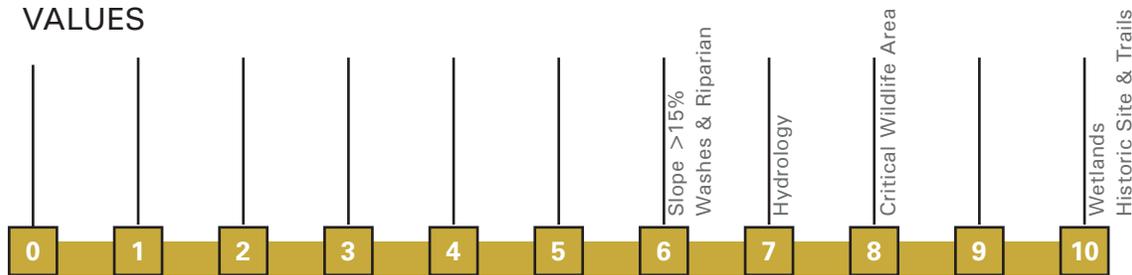
## CRITERIA

Prioritization begins with determining which criteria will be input to the OSDSS:

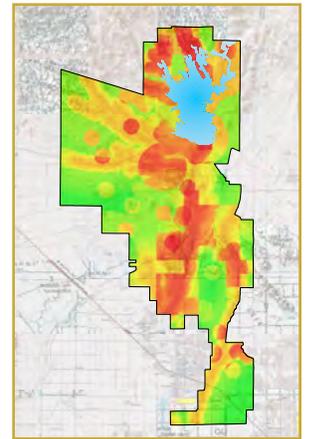
- **Resources:** Are there important natural or cultural resources in the area?
- **Risk:** What is the risk or urgency of protecting the site?
- **Visibility:** How visible is this area, and does it have important scenic qualities?
- **Cost:** What is the relative dollar value of protecting this area?
- **Access:** What level of access is appropriate for the area's use?
- **Distance:** Is the area close to other protected areas or parks?
- **Ownership:** Does the existing land ownership complicate purchase, lease, or management agreements? Or, does it facilitate conservation agreements?



## VALUES



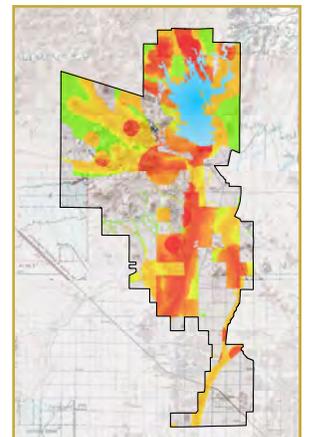
Inputs to the OSDSS include GIS datasets such as wildlife corridors, wetlands, cultural sites, washes, etc. These inputs are weighted from 1-10 based on the community's values and their level of importance for open space and protection. The weights are averaged for each land unit to determine its attractiveness for open space acquisition. The City has the ability to continually alter weights and criteria to reflect current visions and needs.



## FILTERS

The OSDSS assesses open space land protection through multiple filters to provide a holistic analysis possible. These filters include:

- **Resource Protection**, which prioritizes key cultural and historic sites based on their sensitivity.
- **Low/ Minimum Public Cost**, which prioritizes lands based on lowest cost to the community (dedication, public lands, protected by code).
- **Best Value**, areas with high resource value for lowest cost.
- **Complete Open Space Program**, which combines all three filters.



# KEY OPEN SPACE TYPES

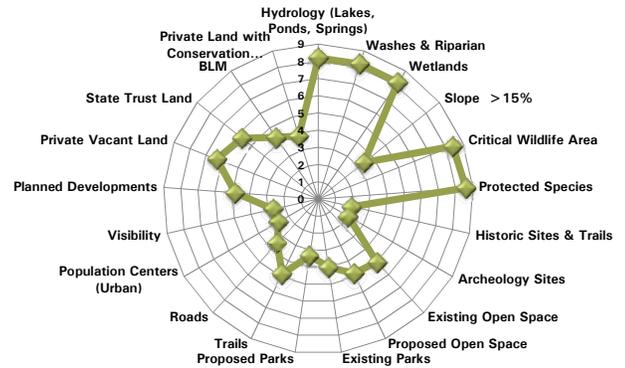
Existing protected areas include dedicated open space and other non-saleable lands, such as city and regional parks. This plan identifies four additional key open space types to meet the prioritization goals represented in the Vision. Each open space type emphasizes certain resource

types, but may protect other resources as well. The graphs below illustrate the values and weights applied to the open space type. For example, to identify priority natural/sensitive areas, resources such as critical wildlife habitat, areas with protected species received the highest weighting.

## NATURAL/ SENSITIVE



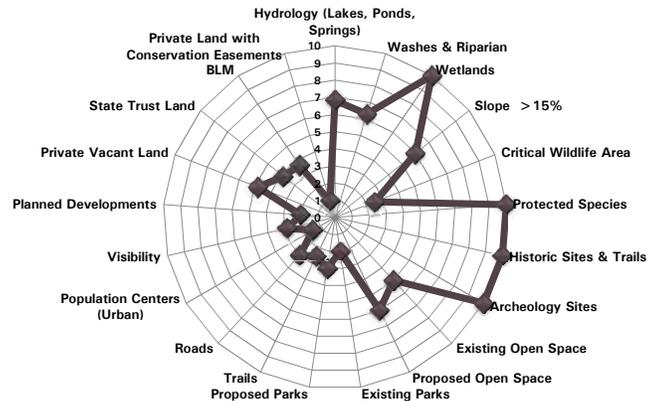
Protects areas of general wildlife importance in conjunction with other sensitive resources and wildlife corridors.



## HERITAGE/ CULTURE



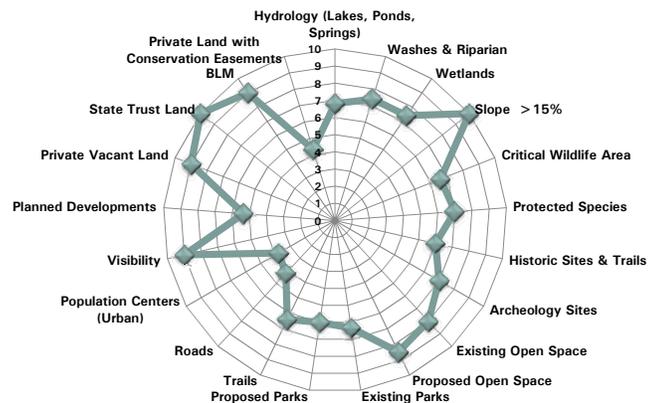
Protects sensitive cultural resources. The intent of these areas is to provide protection from mining, urban development, OHV use, and grazing; areas emphasize conservation over public use.



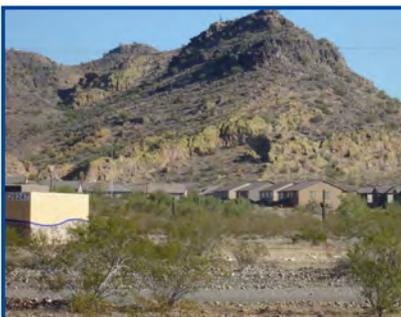
## PASSIVE



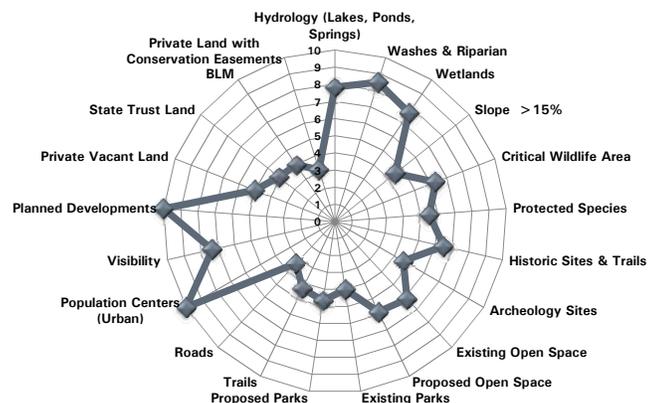
Emphasis on protecting important viewsheds; also provides opportunity to experience natural environment and isolation from urban development.

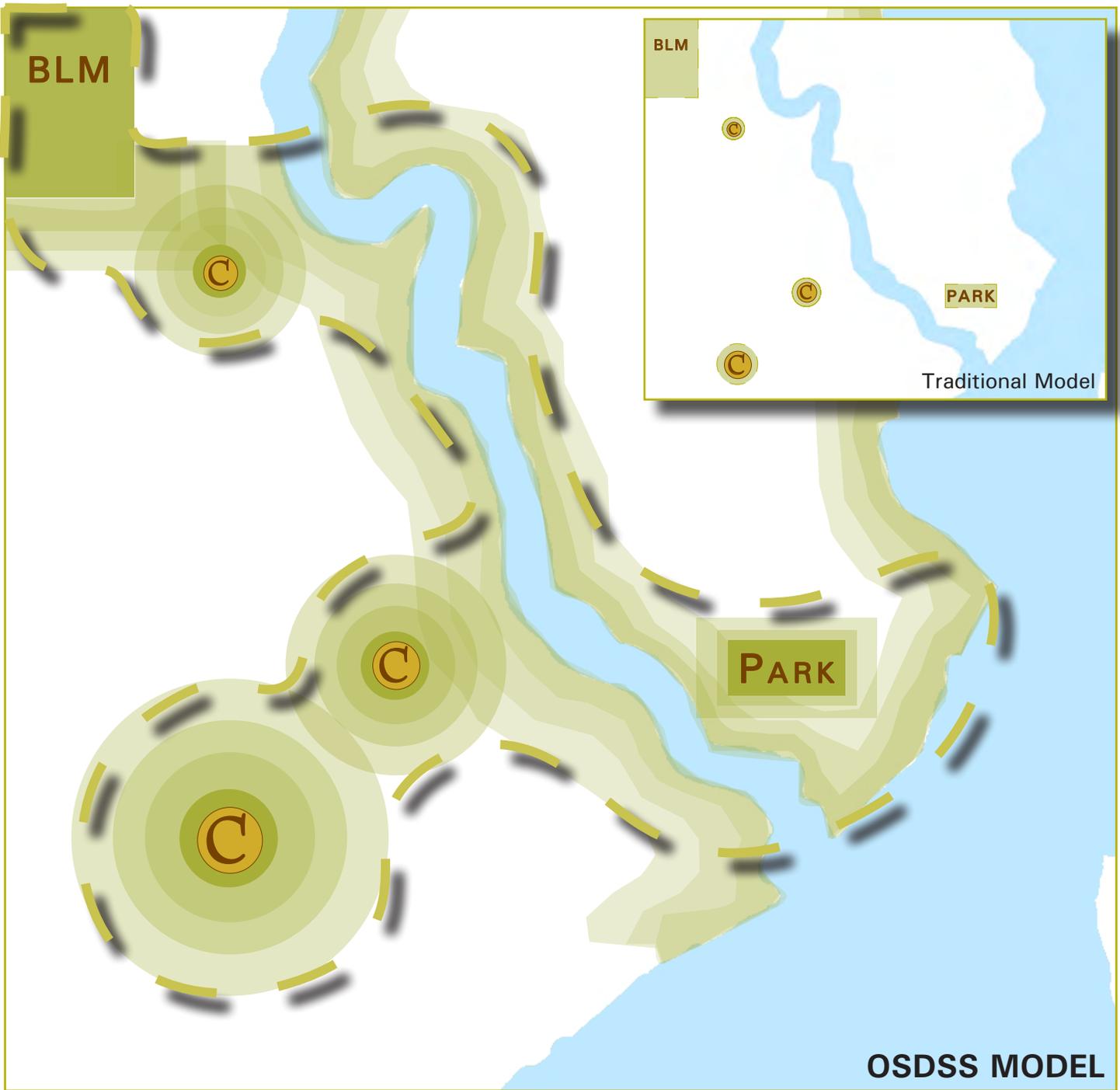


## SEPARATION BUFFER



Primary purpose is to provide separation or a buffer between existing and/or planned development. May also contribute to protection of view sheds or view corridors.



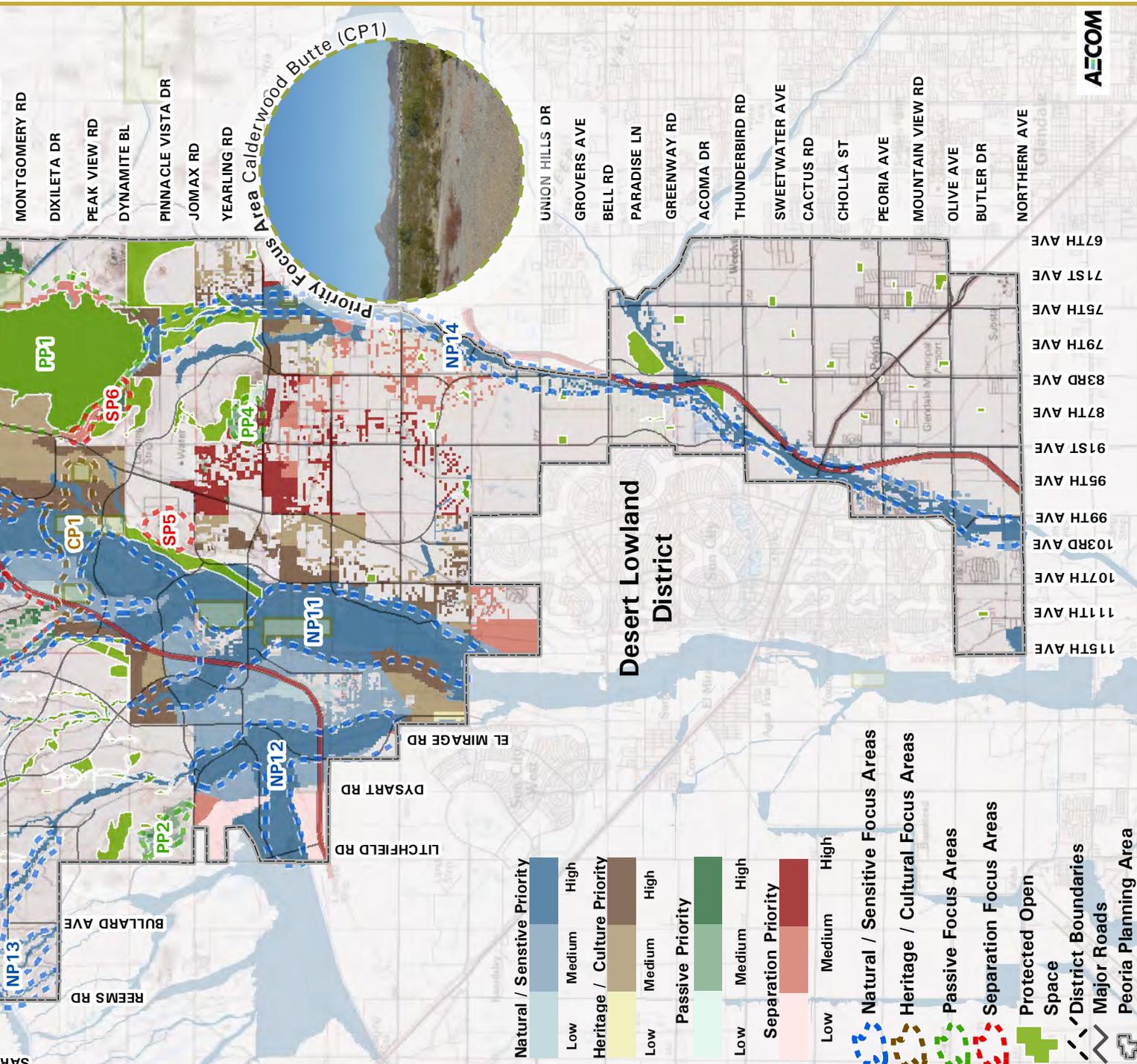


Traditional models (inset) overlay resources to identify localized areas of interest. The OSDSS model goes one step further, defining contiguous focus areas based on how resources relate to one another. As seen in the diagram above, this method provides a more connected method of open space utilization. The system focuses on protecting multiple resources, their local and regional connectivity, and a mosaic of habitats and experiences.

Focus areas are those that were identified through the OSDSS as having the highest level of importance for protection. Each area is generally defined on the Focus Areas map (next page) to allow flexibility in the development of subsequent implementation strategies or negotiations. Each of the four open space types are represented; the Agua Fria corridor is a combination of both Natural/Sensitive and Heritage/Culture resource considerations.

# PRIORITY PROJECTS FOR THE CITY OF PEORIA





FOCUS AREAS	Natural / Sensitive	Heritage / Culture	Passive	Separation
NP1	•		•	
NP2	•		•	
NP3	•		•	
NP4	•		•	
NP5	•		•	
NP6	•		•	
NP7	•	•	•	•
NP8	•	•	•	
NP9	•	•	•	
NP10	•	•	•	•
NP11	•	•	•	
NP12	•	•	•	
NP13	•		•	
NP14	•	•	•	
NP15	•		•	•
CP1	•		•	
PP1				•
PP2				•
PP3				•
PP4				•
PP5	•	•	•	
SP1	•	•	•	
SP2	•	•	•	
SP3	•	•	•	
SP4	•	•	•	
SP5	•	•	•	
SP6	•	•	•	

Natural / Sensitive Priority

Low Medium High

Heritage / Culture Priority

Low Medium High

Passive Priority

Low Medium High

Separation Priority

Low Medium High

Natural / Sensitive Focus Areas

Heritage / Cultural Focus Areas

Passive Focus Areas

Separation Focus Areas

Protected Open Space

District Boundaries

Major Roads

Peoria Planning Area

Priority Focus Area Calderwood Butte (CP1)

67TH AVE

71ST AVE

75TH AVE

79TH AVE

83RD AVE

87TH AVE

91ST AVE

95TH AVE

99TH AVE

103RD AVE

107TH AVE

111TH AVE

115TH AVE

REMS RD

BULLARD AVE

CP1

SP6

PP1

PP4

PP2

PP5

NP11

NP12

NP13

NP14

NP15

EL MIRAGE RD

DYSART RD

LITCHFIELD RD

UNION HILLS DR

GROVERS AVE

BELL RD

PARADISE LN

GREENWAY RD

ACOMA DR

THUNDERBIRD RD

SWEETWATER AVE

CACTUS RD

CHOLLA ST

PEORIA AVE

MOUNTAIN VIEW RD

OLIVE AVE

BUTLER DR

NORTHERN AVE

67TH AVE

71ST AVE

75TH AVE

79TH AVE

83RD AVE

87TH AVE

91ST AVE

95TH AVE

99TH AVE

103RD AVE

107TH AVE

111TH AVE

115TH AVE

REMS RD

BULLARD AVE

CP1

SP6

PP1

PP4

PP2

PP5

NP11

NP12

NP13

NP14

NP15

EL MIRAGE RD

DYSART RD

LITCHFIELD RD

UNION HILLS DR

GROVERS AVE

BELL RD

PARADISE LN

GREENWAY RD

ACOMA DR

THUNDERBIRD RD

SWEETWATER AVE

CACTUS RD

CHOLLA ST

PEORIA AVE

MOUNTAIN VIEW RD

OLIVE AVE

BUTLER DR

NORTHERN AVE

67TH AVE

71ST AVE

75TH AVE

79TH AVE

83RD AVE

87TH AVE

91ST AVE

95TH AVE

99TH AVE

103RD AVE

107TH AVE

111TH AVE

115TH AVE

REMS RD

BULLARD AVE

CP1

SP6

PP1

PP4

PP2

PP5

NP11

NP12

NP13

NP14

NP15

EL MIRAGE RD

DYSART RD

LITCHFIELD RD

UNION HILLS DR

GROVERS AVE

BELL RD

PARADISE LN

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99TH AVE

103RD AVE

107TH AVE

111TH AVE

115TH AVE

REMS RD

BULLARD AVE

CP1

SP6

PP1

PP4

PP2

PP5

NP11

NP12

NP13

NP14

NP15

EL MIRAGE RD

DYSART RD

LITCHFIELD RD

UNION HILLS DR

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REMS RD

BULLARD AVE

CP1

SP6

PP1

PP4

PP2

PP5

NP11

NP12

NP13

NP14

NP15

EL MIRAGE RD

DYSART RD

LITCHFIELD RD

UNION HILLS DR

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107TH AVE

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REMS RD

BULLARD AVE

CP1

SP6

PP1

PP4

PP2

PP5

NP11

NP12

NP13

NP14

NP15

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**CONTACT**

City of Peoria  
Planning and Community Development Department  
9875 North 85th Avenue  
Peoria, Arizona 85345  
Phone 623.773.7601

Chris Jacques, Planning and Community Development Director  
Chris.jacques@peoriaaz.gov  
623.773.7200

Shawn Kreuzwiesner, Engineering Planning Manager  
Shawn.kreuzwiesner@peoriaaz.gov  
623.773.7643

